

SQ. FT.	ADDRESS OR UNIT	CITY	TYPE	LAND	OFFICE SQ. FT.	CL. HT.	POWER	DOCKS	DID	LEASE	SALE PRICE	CONTACT	COMMENTS
36,100	Lot 9, Nagel Blvd.	Batavia	FS	2.10	2,700	22'	800 A 277/480 V 3 P	(2) Interior w/levelers	12' x 14' w/floor drain & triple catch basin!	\$5.95 N		Steve Morken 630-567-7800	CORNER LOCATION! New Spec Building - located in the Nagel Business Park; 1/2 mile west of Kirk Road off of Fabyan Parkway. Completion planned for May, 2019. Office is fully decked with 2 1/2" poured concrete. Parking for 60 cars!
30,240	1201 Hawthorne Lane	West Chicago	FS	2.76	5,000	16'	800 A 277/480 V 3 P	(2) Exterior	(2) 12' x 14'	\$5.95 N		Steve Morken 630-567-7800	Building is located at the corner of Hawthorne Lane and Harvester Road. Rear of Property (200' x 300') is fully fenced for outside storage. Spray Booth included! Extensive power and air-lines! Renovated Offices! Immediate Occupancy!
28,500	Lot 8, Nagel Blvd.	Batavia	FS	2.00	2,700	22'	800 A 277/480 V 3 P	(2) Interior w/levelers	12' x 14' w/floor drain & triple catch basin!	\$5.95 N		Steve Morken 630-567-7800	New Spec Building - located in the Nagel Business Park; 1/2 mile west of Kirk Road off of Fabyan Parkway. Completion planned for May 2019. Office is fully decked with 2 1/2" poured concrete. Parking for 60 cars!
14,218	1310 Washington Street	West Chicago	MT		3,400	22"	800 A 277/480 V 3P	(1) Exterior w/leveler	12' x 14' w/floor drain	\$9,200.00/Mo. G		Steve Morken 630-567-7800	Building complex fronting Washington Street (Fabyan Parkway) just north of Rt. 38. Office area has poured concrete mezzanine for additional storage! Can be combined with adjacent unit of 11,217 sf for a total of 25,435 sf!
11,217	1320 Washington Street	West Chicago	MT		1,384	22'	400 A 277/480 V	(1) Exterior w/leveler	12' x 14' w/floor drain	\$7,500.00/Mo. G		Steve Morken 530-567-7800	This unit is part of a 5-unit 2-building complex fronting Washington Street (Fabyan Parkway) just north of Rt. 38. Office area has poured concrete mezzanine for additional storage! Can be combined with adjacent unit of 14,218 sf for a total of 25,435 sf!
10,200	1417 Fullerton Avenue	Addison	MT		3,075	18'	800 A 120/208 V	(1) Interior	12' x 14'	\$7.50 G		Jim Rigney 630-567-7805	***LEASE PENDING*** Very clean facility, skylights. Clear span! ***FULLERTON AVENUE FRONTAGE***

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10,000	20 N 17th Street	St. Charles	FS		1,500			(2) exterior docks	12' x 14'		\$1,150,000	Steve Morken 630-567-7800	CONTRACT PENDING ***INVESTMENT OPPORTUNITY*** 10,000 SF Fully-Leased Building For Sale! Current use is Fox River Tire which has been operating in this property for more than 20 years. Shown by appointment only during normal business hours. Leased through 2024!
9,500	1012 Airpark Drive, Suites 1 & 2	Sugar Grove	MT		1,750	18'	225 A 277/480 V 3 P	(1) exterior dock	(2) 12' x 14'	\$7.00 G		Steve Morken 630-567-7800	Masonry Multi-Tenant located west of Rt 47, north of Rt 30, close to the Aurora Municipal Airport. Abundant Parking!
6,000	1740 Hubbard Avenue	Batavia	FS	100'x385'	1,000	15'	200 A 120/208 V 3 P	(2) Recessed docks w/leveler	(2) 12' x 12'		\$575,000.00	Steve Morken 630-567-7800	***CONTRACT PENDING*** RARE OPPORTUNITY - 6,000 sf on 40,000 sf site with outside storage! Building needs updating - call Agent to arrange a showing. SELLER WILL OFFER FINANCING!
4,800	1092 Carolina Drive #4	West Chicago	MT		1,280	18'	200 A 3 P	Recessed shared dock	10'x12'	\$3,800.00/Mo		Jim Rigney 630-567-7805	For Lease! General office, two private offices. Offices are decked with stairs for additional FREE storage. Located in West Chicago Industrial Park.
4,500	1454 Louis Bork Drive	Batavia	CNDO		1,000	22'		Common Enclosed Loading Dock w/leveler	12' x 14'		\$450,000.0	Steve Morken 630-567-7800	Leased through July, 2019 - Call Broker for Income Information. Pre-Cast Building built in 2005 in the Batavia Business Park near Fabyan Parkway and Kirk Road. Extra parking area in rear of building.
3,999	3540 Seven Bridges Drive Unit #310	Woodridge	MT		100%					\$19.83 N		Steve Morken 630-567-7800	PRIME OFFICE SUITES AVAILABLE! This Suite is on Top Floor with full Window-Line!! Professional Office Building - close to many fine shops and restaurants. Call Agent for details and to arrange a tour!!

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3,090	470 Roosevelt Road, Suite 117	West Chicago	MT		1,545	18'	200 A 120/208 V 3 P		12' x 14' w/floor drain	\$2,800 G	\$395,000	Steve Morken 630-567-7800	LEASE PENDING - Zoned ORI. Call listing agent for a list of permitted uses. One-Half of the office area is fully decked with staircase access for file storage!
3,090	470 Roosevelt Road, Suite 109	West Chicago	MT		1,545	18'	200 A120/208 V 3 P		12' X 14' w/floor drain		\$417,150	Steve Morken 630-567-7800	Zoned ORI. Call listing agent for a list of permitted uses. One-Half of the office area is fully decked with staircase access for file storage!
3,000	3820 Ohio Avenue Suite #8	St. Charles	MT		500	14'	200 A 120/208 V 3 P	3 Common	10' x 12'	\$2,300/Mo		Steve Morken 630-567-7800	Excellent location in the St. Charles Business Park - close to several restaurants & shopping mall; 15 minutes to I-88! Lease Rates include water & garbage! ...UNITS CAN BE COMBINED! IMMEDIATE OCCUPANCY!
3,000	470 Roosevelt Road, Suite 117	West Chicago	CNDO		1,545	18'	200 A 120/208 V 3 P		12' x 14' w/floor drain	\$2,800.00 G	\$395,000	Steve Morken 630-567-7800	***LEASE PENDING*** Zoned ORI. Call listing agent for a list of permitted uses. One-Half of the office area is fully decked with staircase access for archival storage!
3,000	3820 Ohio Avenue Suite #15	St. Charles	MT		2,000	14'	200 A 120/208 V 3 P	3 Exterior Common	2 Common 12'x14'	\$2,750/Mo.		Steve Morken 630-567-7800	Excellent location in the St. Charles Business Park - close to several restaurants & shopping mall; 15 minutes to I-88! Lease Rates include water & garbage! Available by agreement! Office area can be reduced to suit!

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2,725	470 Roosevelt Road, Suite 101	West Chicago	MT		1,375	18'	200 Amp 120/208 V 3 P		12' x 14' w/floor drain		\$368,000	Steve Morken 630-567-7800	ZONED ORI. Call listing agent for a list of permitted uses. One-Half of the office area is fully decked with staircase access for file storage!
2,136	240 W. River Drive	St. Charles	CNDO		100%					\$3,800 G	\$295,000	Steve Morken 630-567-7800	***CONTRACT PENDING***Office Condo is located on the 1st Floor of a 3-story Professional Office Building located off of Rt. 31, just north of Rt. 64 (North Avenue). Close to many restaurants and shopping. Exceptionally clean building - 100% Masonry Construction with extensive window-lines!
1,950	1183 Pierson, Unit #115	Batavia	CNDO		350	16'	100 A 3 P		10' x 12'	\$8.50 G		Jim Rigney 630-567-7805	LEHIGH BUSINESS CENTER! Owner may expand office and/or add power to suit!
1,571	3540 Seven Bridges Drive Unit #130	Woodridge	MT		100%					\$19.83 N		Steve Morken 630-567-7800	PRIME OFFICE SUITES AVAILABLE! Located on 1st floor Corner Unit - several private offices - formerly used by Chiropractor! Move-in-Condition! Professional Office Building - close to many fine shops and restaurants. Call Agent for details and to arrange a tour!!
1,540	1092 Carolina Drive #7	West Chicago	MT		500	18'	200 A 3 P	(1) recessed shared dock	10' x 12'	\$1,220.00/Mo G		Jim Rigney 630- 567-7805	Located in West Chicago Industrial Park! Offices are decked with stairs for additional storage!!
1,500	1825 Fabyan Parkway	West Chicago	MT		50%	16'	200 A 3 P		10' x 12'	\$1,350.00/Mo G		Steve Morken 630-567-7800	Unit faces Fabyan Parkway - decked storage over office area!

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1,500	1805 Fabyan Parkway	West Chicago	MT		20%	16'	200 A 3 P		10' X 12'	\$1,300.00/MO G		Steve Morken 630-567-7800	Unit faces Fabyan Parkway - decked storage over office area!
1,366	3540 Seven Bridges Drive Unit #140	Woodridge	MT		100%					\$19.83 N		Steve Morken 630-567-7800	PRIME OFFICE SUITES AVAILABLE! 1st Floor Corner Location!! Open floor plan - finish to suit. Professional Office Building - close to many fine shops and restaurants. Call Agent for details and to arrange a tour!!
1,142	3540 Seven Bridges Drive Unit #145	Woodridge	MT		100%						\$19.83 N	Steve Morken 630-567-7800	PRIME OFFICE SUITES AVAILABLE! First Floor Location across from I-Max!! Professional Office Building - close to many fine shops and restaurants. Call Agent for details and to arrange a tour!!

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4.45 A	Lots 37-40, Pierson Drive	Batavia									\$4.00 PSF	Steve Morken 630-567-7800	***AVAILABLE***Corner site at Pierson Drive and Hubbard Drive. Site is Pad-Ready! Outside storage allowed! Owner Financing Available!
4.37 A	Lot 9 & 2 Kirkland Circle	Oswego									\$615,000	Steve Morken 630-567-7800	Site has been graded and utilities, (sewer & water) are at the property lines. The lot is ready to build - offsite detention provided! Zoned M-2 General Manufacturing District.
2.37 A	Lot 9 174 Kirkland Circle	Oswego									\$310,000	Steve Morken 630-567-7800	Site has been graded and utilities; (sewer & water) are at the property lines. The lot is ready to build - offsite detention provided! Zoned M-2 General Manufacturing District.
2 A	Lot 2 174 Kirkland Circle	Oswego									\$305,000	Steve Morken 630-567-7800	Site has been graded and utilities; (sewer & water) are at the property lines. The lot is ready to build - offsite detention provided! Zoned M-2 General Manufacturing District.
1.773 A	Lot 4 - Raddant Rd.	Batavia	I-1								\$350,000	Steve Morken 630-567-7800	***PRICE REDUCED*** Rare Opportunity - this is the last parcel of this size in the Batavia Business Park! Fully improved - Off-Site detention provided. I-1 - Light Industrial.
1.18 A	Part of Lot 8 & 9 Hagemann Drive	Batavia	I-2								\$285,000	Steve Morken 630-567-7800	1.18 Acre Vacant Lot in the Batavia Business Park - measures 180' x 287' - OFF - SITE DETENTION PROVIDED - FULLY IMPROVED.

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**Current Available Listings
October, 2018**

1888 E. Fabyan Parkway Batavia, IL 60510
P: 630.389.3000
<http://MorkenAssociates.com>

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3,800	1090 Caroina Drive Unit B	West Chicago										Jim Rigney	OFF MARKET

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